



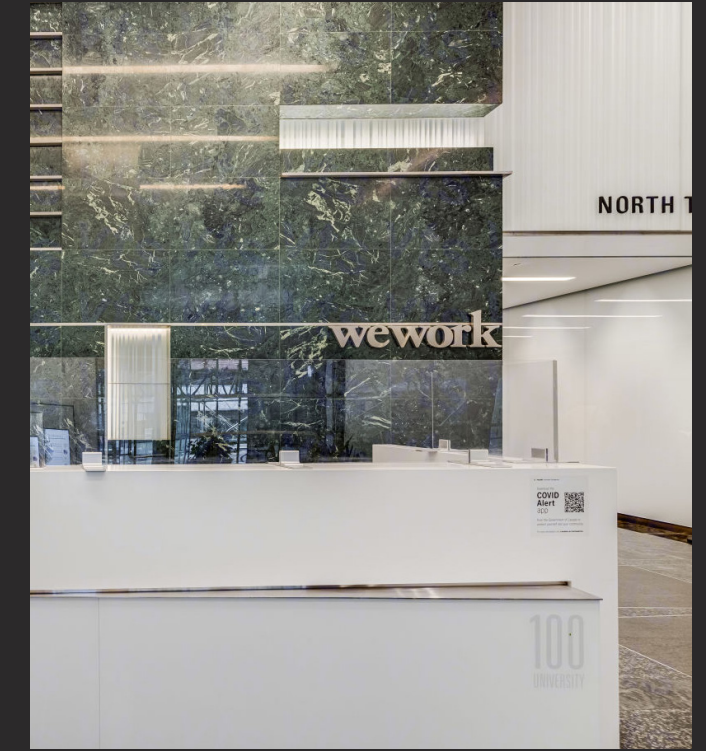
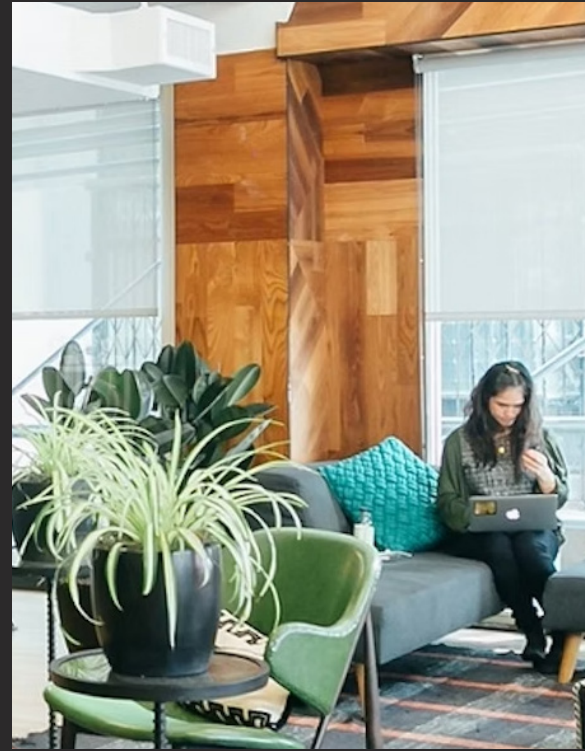
100

UNIVERSITY AVENUE

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PROPERTY HIGHLIGHTS

Nestled at the vibrant crossroads of University Avenue and King Street West, 100 University Avenue is a peerless office space, exuding timeless elegance following a 1990s transformation by renowned architect Boris Zarafa. Perfectly positioned between the Financial Core and Entertainment District, it offers captivating views and amenities with a versatile floor plan to suit businesses of all sizes, making it the ultimate destination for an extraordinary and efficient workspace.



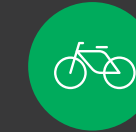
RENOVATED
IN 2020



ONSITE PARKING



24/7 ACCESS



BICYCLE STORAGE



BOMA BEST GOLD
CERTIFIED



LEED GOLD
CERTIFIED



7 PASSENGERS
ELEVATORS

WHERE PATHS CONVERGE

Located at the heart of Toronto's Financial District, 100 University Avenue offers prime access to the city's economic and cultural centers. Situated at the intersection of University Avenue and King Street West, it provides excellent connectivity to key transportation hubs, such as St. Andrew subway station and Union Station.



MOXIE'S DOWNTOWN



F45



KELLY'S LANDING



CACTUS CLUB CAFE

VIBRANT NEIGHBORHOOD

This community pulsates with energy and activity, featuring a diverse range of restaurants, cultural attractions, and entertainment options. From fine dining to theaters and art galleries, it offers a dynamic blend of experiences right at the doorstep of this prime Toronto location.



TRANSIT HUB

100 University Avenue serves as a vital transit hub with its proximity to the St. Andrew subway station and Union Station, connecting businesses to Toronto's extensive transit network. This strategic location ensures convenient access for commuters and visitors alike, making it an ideal choice for companies looking for seamless connectivity.



11+ BUS STOPS

Within Walking Distance



1 MIN WALK

To St. Andrew Subway Station



5 MIN WALK

To Union Station



8 MIN DRIVE

To Billy Bishop Toronto City Airport



23 MIN DRIVE

To Toronto Pearson International Airport

STRONG OWNERSHIP WITH AN ACTIVE APPROACH



COMMUNITY DEVELOPMENT

With nearly seven million square feet of active development projects in the pipeline, our buildings are woven into the fabric of our communities, and sustainably designed to create opportunity and foster innovation.



Think
Manulife

Manulife Investment Management

The experienced asset management teams at Manulife are deeply engaged with our regional partnerships to deliver spaces that fosters collaboration and creativity, where all are welcomed and supported. They truly believe in supporting the health and wellness of our people and the places they occupy to provide a better tomorrow.

EXPERTISE & EXPERIENCE

Manulife has been acquiring and selling real estate for nearly a century. Today, their one of the world's top real estate investors, with properties across sectors and strategically located in major urban centers across the globe.



SUSTAINABLE SPACES

Manulife focuses on operational efficiency through the use of technology to optimize utility and environmental performance. Wellness is good for everyone's business. Research shows that buildings designed to focus on the health and wellness of their occupants help to improve employee productivity, reduce absenteeism, and decrease healthcare costs. They've also shown to improve cognitive function by 26% and improve sleep scores by 6%.





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